



**Station Road, Hirwaun, CF44
9TA.**

FOR SALE
£110,000



- **TWO BEDROOMS**
- **GOOD LOCATION**
- **VACANT WITH NO ONWARD CHAIN**



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Property Description

This well-presented two-bedroom home offers a spacious living environment, ideal for first-time buyers or investors. Sold vacant with no onward chain, the property is ready to move into.

Entered via a uPVC front door into a spacious living room with emulsion-finished walls and ceiling and laminate flooring throughout. Two uPVC windows to the front aspect allow plenty of natural light to fill the space, while a traditional electric fireplace provides a charming focal point. Doors lead through to the kitchen, with a staircase giving access to the first-floor accommodation.

The kitchen/diner features laminate flooring in the dining area, transitioning to tiled flooring in the kitchen. Fitted with wood-effect units and complementary black work surfaces, it includes a stainless steel sink, built-in oven with hob and extractor fan, and plumbing for a washing machine. A rear-facing uPVC window and a door to the exterior provide light and access, with an additional door leading to the bathroom.

The bathroom is finished with tiled walls and floor and an emulsion ceiling, comprising a bath with overhead shower and a radiator, plus a rear-facing uPVC window.

Upstairs, the landing with exposed floorboards provides access to both bedrooms. Bedroom One has emulsion walls and ceiling, exposed floorboards, a radiator, multiple power points, and windows to the front and rear aspects. Bedroom Two is similarly presented with a radiator, power points, and a front-facing window.

To the rear, there is a good-sized patio area fully enclosed by a brick wall, offering a private and low-maintenance outdoor space.

Hirwaun is a village in Rhondda Cynon Taf, situated at the north-western edge of the Cynon Valley in the historic county of Glamorgan, around 30 miles north of Cardiff. The village lies just south of the Brecon Beacons, with Hirwaun Common and Craig-y-Llyn to the west, providing pleasant surroundings while remaining well connected to the wider area.

Living Room

4.60 m x 4.20 m

Entered via a uPVC front door into a spacious living room featuring emulsion-finished walls and ceiling with laminate flooring throughout. The room benefits from two radiators and multiple power points. Two uPVC windows to the front aspect allow plenty of natural light to fill the space. A traditional electric fireplace provides a focal point to the room. Doors lead through to the kitchen, with a staircase giving access to the first floor.



Kitchen/Diner

5.40 m x 3.40 m

A spacious kitchen and dining area with emulsion-finished walls and ceiling. The dining area features laminate flooring which transitions into tiled flooring in the kitchen space. Fitted with wood-effect units complemented by black work surfaces, the kitchen also benefits from a stainless steel sink, built-in oven with hob and extractor fan above, and plumbing for a washing machine. The room includes a radiator and multiple power points. A uPVC window to the rear provides natural light, with a door leading to the bathroom and a further uPVC door giving access to the exterior.



Bathroom

2.20 m x 2.10 m

Featuring a tiled floor with tiled walls and an emulsion-finished ceiling. The suite includes a bath with overhead shower and a radiator. A uPVC window to the rear provides natural light and ventilation.



Landing

With emulsion-finished walls and ceiling and exposed floorboards. The landing includes a power point and provides access to Bedroom One and Bedroom Two.



Bedroom 1

4.20 m x 2.60 m

Featuring emulsion-finished walls and ceiling with exposed floorboards. The room benefits from a radiator and multiple power points. Windows to the front and rear aspects provide good natural light and ventilation.



Bedroom 2

3.20 m x 1.80 m

Featuring emulsion-finished walls and ceiling with exposed floorboards. The room benefits from a radiator and multiple power points. A uPVC window to the front aspect provides natural light.



Exterior

To the rear, there is a good-sized patio area, fully enclosed by a brick wall, providing a private and low-maintenance outdoor space.









EPC

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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